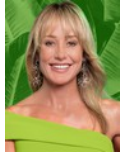




Andrew Pearse

Principal Property Practitioner
Registered with PPRA
(FFC 023 387 4)
083 6528888
andrew@platinum.co.za



Melanie Pearse

Non-Principal Property Practitioner
Registered with PPRA
(FFC 023 996 3)
083 3900000
melanie@platinum.co.za



Annalize Morris

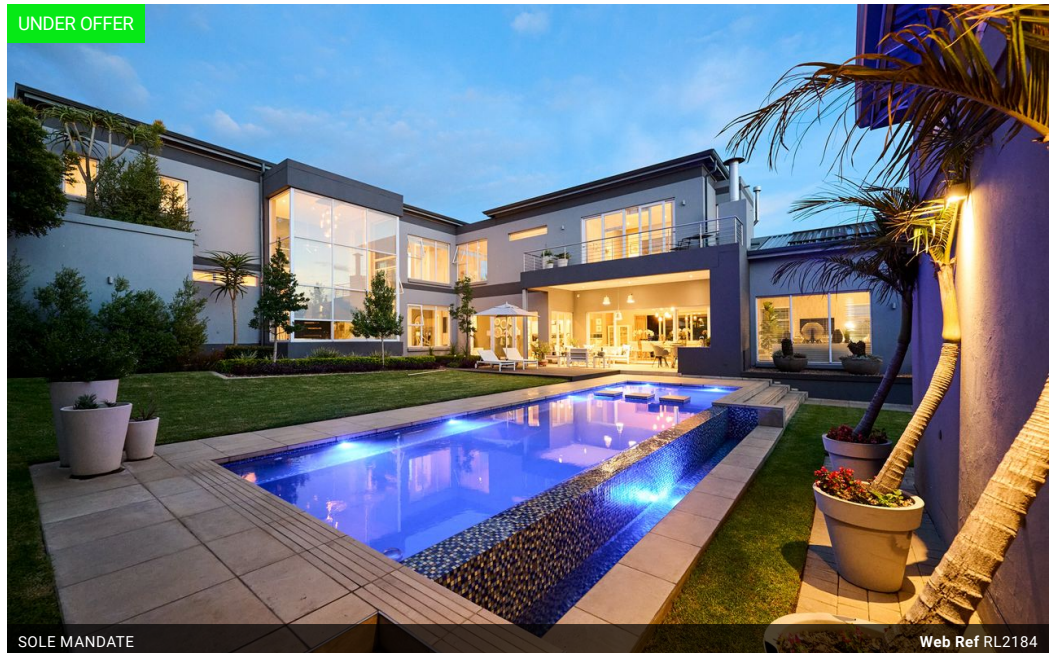
Non-Principal Property Practitioner
Registered with PPRA
(FFC 121 984 9)
082 3477305
annalize@platinum.co.za

Contact Platinum Office

011 8058888

91 Carlswald Estate
Walton Road
Carlswald
Midrand
1684

UNDER OFFER



SOLE MANDATE

Web Ref RL2184



R12,299,000

Monthly Bond Repayment R124,863.01

Calculated over 20 years at 10.75% with no deposit.

Transfer Costs R1,250,642.00 Bond Costs R99,035.00

These calculations are only a guide. Please ask your conveyancer for exact calculations.

Monthly Levy R4,960 Monthly Rates R5,867

4 4.5 3

SUMPTUOUS LIVING IN THIS SPACIOUS HOME WITH COTTAGE

Ideally located alongside one of the greenbelt pathways, this vast family home has so much to offer! Contemporary design with clear symmetry accentuates the natural light and welcoming open spaces. Immaculate and well laid out, the use of decked pathways, I-beam supports and patios or balconies on both sides of the home facilitate the seamless flow.

The entrance, nestling between the double and single garages, leads into a bright, double-volume hallway with the elegant, floating staircase opposite, revealing the beautiful garden and pool through the floor-to-ceiling glass. To the left, the guest bedroom with en-suite is quiet and private, with a corner window overlooking the front garden. The grand open-plan living area begins with a gourmet kitchen dazzling in sleek, glossy white cabinetry. A central island houses the gas...

Features

Pets Allowed Yes

Interior

Bedrooms	4
Bathrooms	4.5
Kitchens	1
Recep. Rooms	4
Furnished	No

Exterior

Garages	3
Carports / Parkings	3
Security	Yes
Dom. Accom.	1
Pool	Yes
Views	True

Sizes

Floor Size	628m ²
Land Size	1,239m ²

Extras

Green Belt Air Conditioner Fireplace Flatlet Atrium Inverter

